

EXHIBIT 2

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<u>Description</u>	<u>Covering Time Period</u>	<u>Calculation</u>	<u>Total</u>
Base Rent (\$197,582) and Operating Expenses (\$57,808.87)	March 21, 2009 – March 31, 2009	.33 months @\$255,390.87	\$85,130.30
Base Rent (\$197,582) and Operating Expenses (\$57,808.87)	April 1, 2009 –December 31, 2009	8 months @\$255,390.87	\$2,043,126.96
Base Rent (\$197,582) and Operating Expenses (\$58,774.30)	January 1, 2010 –September 30,2010	8 months @\$256,356.30	\$2,307,206.76
Total			\$4,435,464.02

2. Insurance - assumed 1% annual increase and tenant only pays for liability

3. Property Tax - assumed 2.5% annual increase

4. Monthly Base Rent Schedule through the term of the lease:

1/01/09-10/31/09	\$64,915.58
11/01/09-10/31/14	\$72,056.30
11/1/14-1/31/20	\$79,987.29